



20130131000042510 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
01/31/2013 02:38:49 PM FILED/CERT

Send tax notice to:
Park View Townhomes, LLC.
C/o Dixie Walker
505 Third Avenue NE
Alabaster, AL 35007

Shelby County, AL 01/31/2013
State of Alabama
Deed Tax: \$80.00

This Instrument Prepared by:
Frances J. Walker
2172 Highway 31 South
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY SHELBY**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand Dollars (\$80,000.00) and other just and valuable consideration, in hand paid to the undersigned, Frances J. Walker (hereinafter referred to as "Grantors") by Park View Townhomes, LLC. (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1:

A part on the N 1/2 of SE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, described as follows:

Commence at the intersection of North right-of-way line of Ball Park Road and the Westerly right-of-way line of L & N Railroad and run Westerly along North right-of-way line of Ball Park Road 376.70 feet to POINT OF BEGINNING; Thence, 90° to the right and run Northerly 140.88 feet; Thence, 90° to left and run westerly direction 293.27 feet more or less to the center of Buck Creek; Thence, in a Southerly direction along center of Buck Creek to North right-of-way line of Ball Park Road; Thence, in an Easterly direction along North right-of-way line of Ball Park Road to Point Of Beginning.

Parcel 2:

All of Lot 1, less and except the westerly 250 feet, Block 3, of the J.G. Lacy Subdivision, as recorded in Map Book 3, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

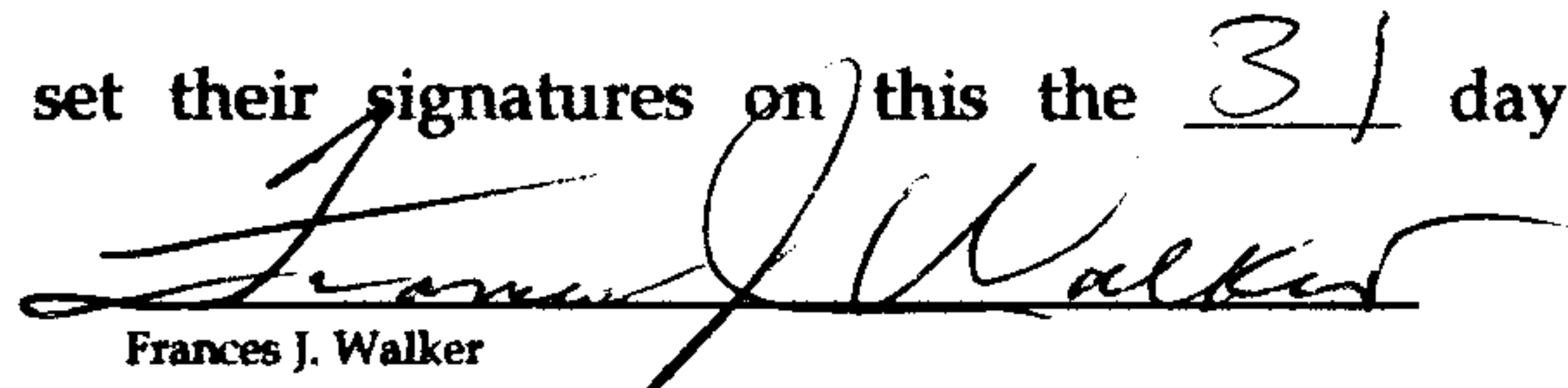
SUBJECT TO: ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS, BUILDING SETBACK LINES, EASEMENTS AND RESERVATIONS OF RECORD. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they, and their heirs, executors, administrators and assigns will forever warrant and defend the same against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures on this the 31 day of

Dec, 2012

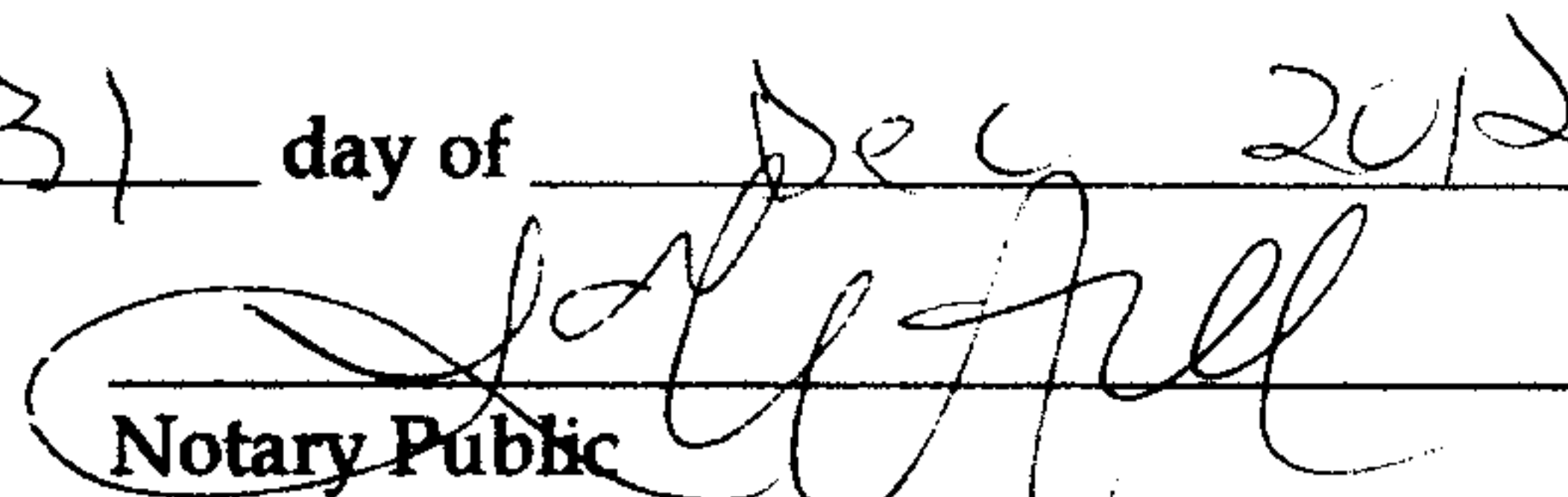

Frances J. Walker

STATE OF ALABAMA; COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County and State, hereby certify that Frances J. Walker, whose name is signed to the foregoing instrument, and who ☐ are known to me ☒ are not known to me but have produced AIPL as valid identification, acknowledged before me on this 31 day of Dec 2012, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal this the 31 day of Dec 2012.

My Commission Expires:


Notary Public

MY COMMISSION EXPIRES September 30, 2015

Real Estate Sales Validation Form


This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frances J. Walker
Mailing Address 2172 Highway 31 So
Pelham, AL 35124

Grantee's Name Park View Townhomes, LLC
Mailing Address 2172 Highway 31 So.
Pelham, AL 35124

Property Address 728 6th Ave SW
Alabaster, AL
35007

Date of Sale 12-31-2012
Total Purchase Price \$ 80,000 -
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____


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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-31-13

Print DIXIE WALKER

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1